

**MINUTES OF THE LANDSCAPE REVIEW BOARD OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL 4301 CITY POINT DRIVE  
JUNE 27, 2022**

**REGULAR MEETING**

The City Council of the City of North Richland Hills, Texas met as the Landscape Review Board on the 27th day of June after the 7:00 p.m. City Council meeting.

Present:	Tito Rodriguez	Board member
	Rita Wright Oujesky	Board member
	Suzy Compton	Board member
	Mason Orr	Board member
	Scott Turnage	Board member
	Kelvin Deupree	Board member

Absent:	Oscar Trevino	Board member
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Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Maleshia B. McGinnis	City Attorney

**A. CALL TO ORDER**

Acting Chair Rodriguez called the meeting to order at 8:59 p.m.

**B.1 CITIZEN PRESENTATION**

There were no requests to speak from the public.

**B.2 PUBLIC COMMENTS**

There were no requests to speak from the public.

**C. ACTION ITEMS**

**C.1 APPROVE MINUTES OF THE JULY 12, 2021 LANDSCAPE REVIEW BOARD MEETING.**

**APPROVED**

**A MOTION WAS MADE BY BOARD MEMBER TURNAGE, SECONDED BY BOARD MEMEBER DEUPREE TO APPROVE MINUTES OF THE JULY 12, 2021 LANDSCAPE REVIEW BOARD MEETING.**

**MOTION TO APPROVE CARRIED 6-0.**

**C.2 LRB22-0001 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DEVELOPMENT SERVICES INC FOR A VARIANCE TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8609 DAVIS BOULEVARD, BEING 0.82 ACRES DESCRIBED AS THE NORTHERN PORTION OF LOT 2R2, BLOCK 1, WATERMERE ON THE PRESERVE.**

**APPROVED**

Acting Chair Rodriguez opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed the Board the applicant is requesting a variance to the masonry screening wall for 0.82 acres located at 8609 Davis Boulevard. The current zoning is planned development (PD). with a commercial (C-1) base district. Mr. Comstock provided site photos of the property.

Applicant representative Josh Gardner, 2529 6th Avenue, Fort Worth informed the Board they are seeking a variance for the masonry wall that separates the commercial tract and Watermere residential tract. The applicant stated the retaining wall ranges from 10' to 15' in height and the planned development (PD) requires a masonry fence for 6' and no more than 8'. There is currently a 4' decorative metal fence and the proposal is to place landscaping along the fence. The landscape material includes eight (8) Carolina Sapphire Cypress trees and 67 Wax Myrtles. Mr. Gardner was available to answer questions from the Board.

The Board, applicant and staff discussed irrigation, replacement of dead or damaged landscaping, height, growth rate and density of the Carolina Sapphires. Size and purpose of screening wall being to hide the back of the store.

Mr. Comstock presented a summary of the variance request. The applicant is requesting a waiver of the screening wall requirement due to the elevation difference between the sites. The site ranges from 13 to 15 feet higher in elevation than the Watermere site. In lieu of the screening wall, the developer proposes to install a solid landscaping screen adjacent to the ornamental metal fence. The landscape would include a hedge row of 67 Wax Myrtle shrubs and eight (8) Carolina Sapphire Cypress trees, both of which are

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evergreen species. A similar screening arrangement was approved on the Dutch Bros coffee site on a lot just south of the Wild Fork Foods lot. Mr. Comstock was available to answer questions from the Board.

**A MOTION WAS MADE BY BOARD MEMBER DEUPREE, SECONDED BY BOARD MEMBER ORR TO APPROVE LRB22-0001.**

**MOTION TO APPROVE CARRIED 5-1, WITH BOARD MEMBER WRIGHT OUJESKY VOTING IN OPPOSITION.**

**D. ADJOURNMENT**

Acting Chair Rodriguez adjourned the meeting at 9:19 p.m.

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Tito Rodriguez, Acting Chair

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Alicia Richardson  
City Secretary/Chief Governance Officer